

ASSIGNEE'S SALE

of valuable, improved real estate located on the west side of Maryland Route #17, in Burkittsville Election District, Frederick County, Maryland.

By virtue of the power and authority contained in the Second Mortgage from Christoffel Hendriks trading as Jack Hendriks Construction, dated May 1, 1978, and recorded in Liber 1049, folio 17, one of the Land Records of Frederick County, Maryland, the undersigned Assignee will offer for sale at the Court House door, Frederick, Maryland, on

WEDNESDAY, MAY 9, 1979

At 11:00 A.M.,

the following described land together with the improvements thereon, to wit:

PARCEL NO. 1: All that lot or parcel of land situate, lying and being in Burkittsville Election District, Frederick County, Maryland, being known and designated as Lot No. 12, Block A, Section Three, as shown on a Plat of Subdivision entitled "Morningside," recorded among the Plat Records of Frederick County, Maryland, in Plat Book 16, folio 167.

BEING part of all and the same real estate which was described and conveyed unto Christoffel Hendriks trading as Jack Hendriks Construction, by deed dated May 1, 1978, and recorded among the Land Records of Frederick County, Maryland, in Liber 1049, folio 12.

The improvements consist of a partially completed brick rancher dwelling containing three bedrooms, living room with fireplace, kitchen-dining room combination, 2 baths, two-car garage and full basement. The interior has drywall and partial trim work completed, rough electric and plumbing. Septic installed.

PARCEL NO. 2: All that lot or parcel of land situate, lying and being in Burkittsville Election District, Frederick County, Maryland, being known and designated as Lot No. 11, Block B, Section Three, as shown on a Plat of Subdivision entitled "Morningside," recorded among the Plat Records of Frederick County, Maryland, in Plat Book 16, folio 167.

BEING part of all and the same real estate which was described and conveyed unto Christoffel Hendriks trading as Jack Hendriks Construction, by deed dated May 1, 1978, and recorded among the Land Records of Frederick County, Maryland, in Liber 1049, folio 12.

The improvements consist of a partially completed brick rancher dwelling containing three bedrooms, living room with fireplace, kitchen-dining room combination, 2 baths, two-car garage and full basement. The interior has drywall and partial trim work completed, rough electric and plumbing. Septic installed.

TERMS OF SALE: This property is being sold subject to a First Mortgage from Christoffel Hendriks trading as Jack Hendriks Construction to Key Federal Savings and Loan Association, a body corporate, dated May 1, 1978, and recorded in Liber 1049, folio 14, Frederick County Land Records. The aforesaid parcels shall be sold separately until the mortgage indebtedness has been satisfied starting with Parcel No. 1.

A deposit of 10% of the purchase price will be required of the purchaser(s) in cash or certified check payable to the Assignee at the time of sale for each parcel, the balance to be paid upon ratification of sale by the Court. All costs of conveyancing, revenue stamps, and transfer taxes are to be borne by the purchaser or purchasers. All state and county real estate taxes and other public charges shall be adjusted as of the date of sale.

HOWARD R. STEPLER, JR.
ASSIGNEE

Mary Ann Stepler
STEPLER & STEPLER
18 West Church Street
Frederick, Maryland 21701
Attorney
GEORGE I. LEASE
Auctioneer

ACKNOWLEDGMENT OF PURCHASE

It _____ do (does) hereby acknowledge
that it have (has) purchased the real
estate described in the advertisement
attached hereto as Parcel No. 2, at and
for the sum of Three Thousand -----

Dollars (\$ 3,000.00--), the sum of

Three Hundred -----

Dollars (\$ 300.00) having been paid this
date and the balance of Two Thousand

Seven Hundred -----

Dollars (\$ 2,700.00) being due and payable
at the time of final settlement and it
do (does) further covenant and agree that

it will comply with the terms of
sale as expressed in the advertisement
attached hereto.

WITNESS its ^{corporate} hand(s) and seal(s) this
9th day of May 1979.

BY: Thomas M. Poss (SEAL)

Thomas M. Poss, President

MONOCACY VALLEY REALTY INC. (SEAL)

Purchaser(s)

WITNESS:

George I. Lease
George I. Lease

Exhibit
Filed May 21, 1979